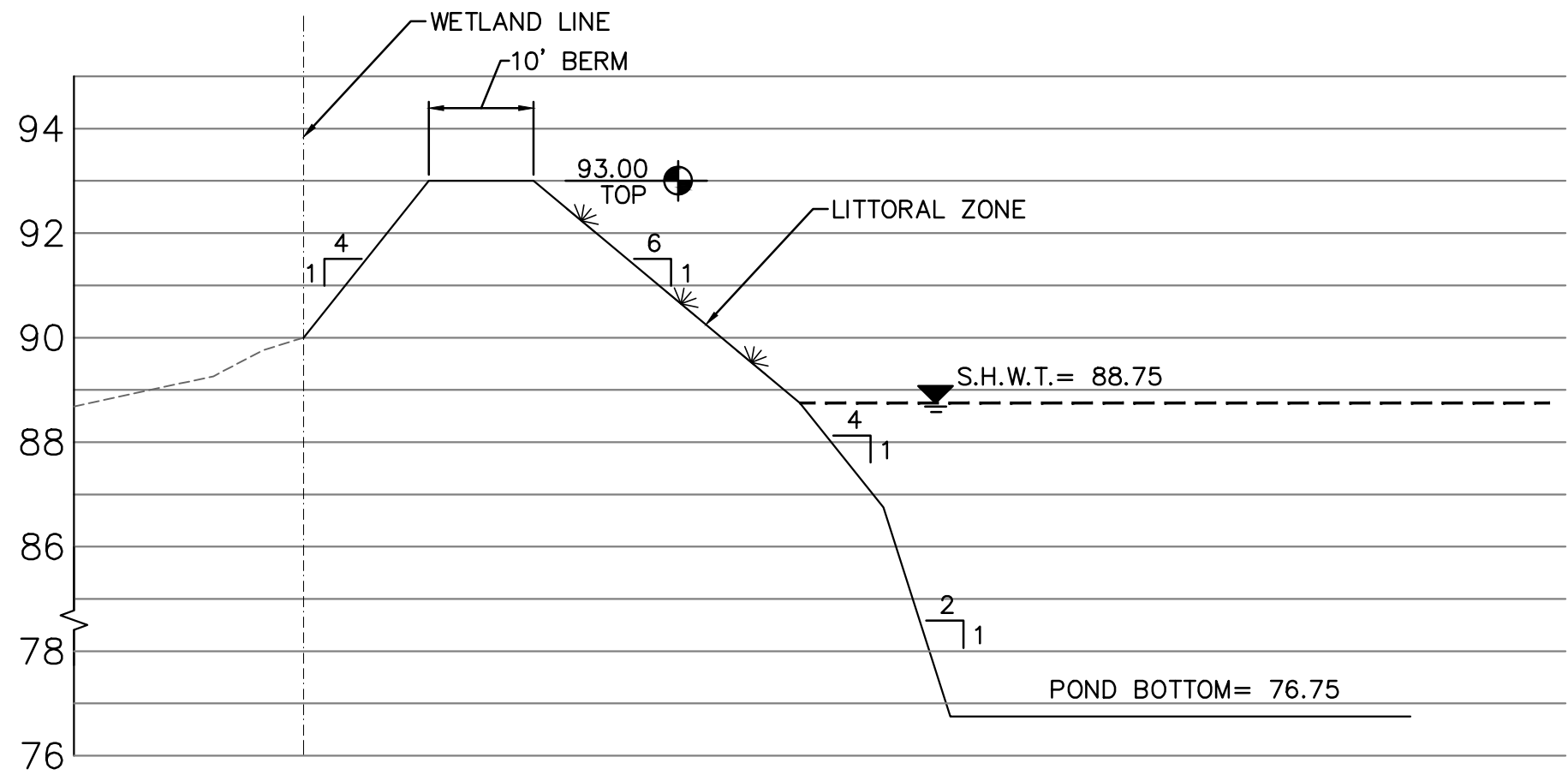
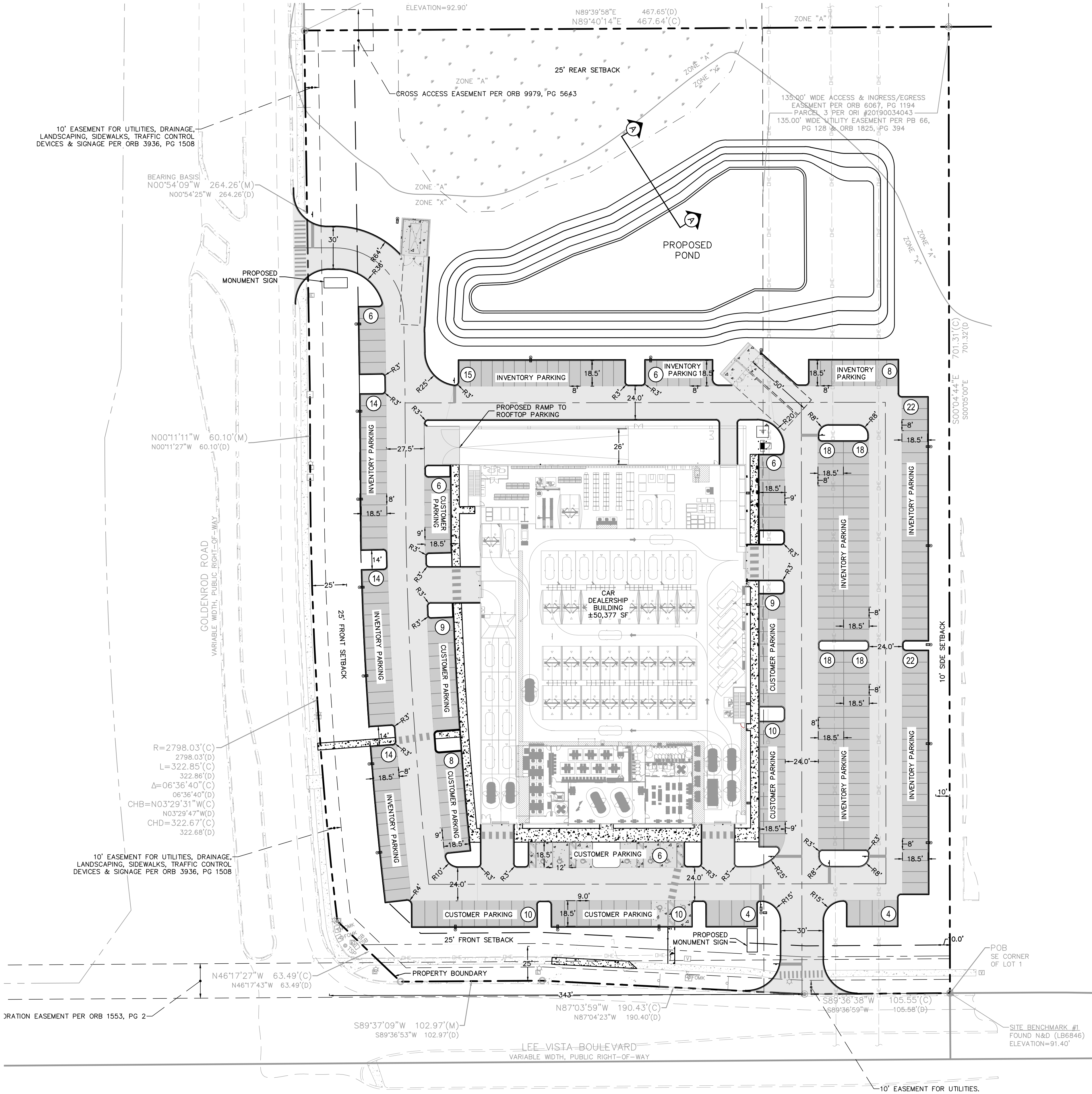
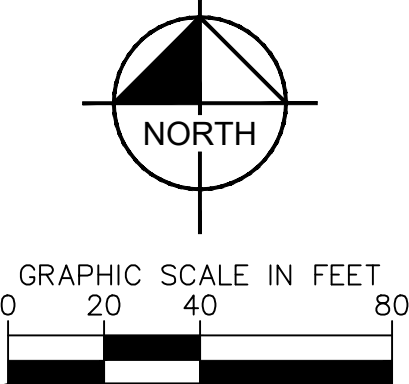


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WET DETENTION POND CROSS SECTION
N.T.S.



LEGEND

- PROPERTY LINE
- BUFFER YARD LINE
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- EXISTING WETLAND
- PARKING COUNT

NOTES:

- PER FEMA FIRM PANEL NO. 12095C0435G DATED JUNE 20, 2018, THE SUBJECT PROPERTY IS DESIGNATED WITHIN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A; AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- STORMWATER RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON SITE STORMWATER MANAGEMENT SYSTEM.
- ON SITE STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED TO MEET CITY OF ORLANDO AND SJRWMD REQUIREMENTS.
- RECLAIMED WATER AND SANITARY SEWER SERVICES ARE TO BE PROVIDED BY CITY OF ORLANDO.
- POTABLE WATER SERVICE IS TO BE PROVIDED BY ORLANDO UTILITIES COMMISSION.
- SHARED MAINTENANCE OF ANY SHARED IMPROVEMENTS SHALL BE EITHER BY A PROPERTY OWNER'S ASSOCIATION, OR VIA PRIVATE MAINTENANCE AND COST SHARING AGREEMENTS BETWEEN PARTIES.
- DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE PD ORDINANCE.
- PARCEL ACREAGES AND BOUNDARY LIMITS ARE PRELIMINARY AND SUBJECT TO SPECIFIC PARCEL MASTER PLAN APPROVAL.
- LOCATIONS OF INTERNAL AND EXTERNAL ACCESS LOCATIONS ARE APPROXIMATE AND SUBJECT TO SPECIFIC PARCEL MASTER PLAN APPROVAL.

SITE DATA:

GROSS PROJECT AREA: ±7.32 AC
PARCEL IDENTIFICATION NO. - 23-23-30-5127-01-007

PHASING:

DEVELOPMENT OF PROJECT WILL OCCUR IN ONE PHASE

FUTURE LAND USE:

C-AC - COMMUNITY ACTIVITY CENTER

ZONING:

PD - PLANNED DEVELOPMENT

IMPERVIOUS AREA:

COMMERCIAL:
MAX. ALLOWABLE: 70%
PROPOSED: 62%

REQUIRED PARKING:

4 SPACES FOR 1ST 3000 GFA PLUS
1 SPACE PER EACH ADDITIONAL 1,000 SF GFA

PROPOSED BUILDING = 50,000 SF
4 SPACES + 47 (47,000/1000) = 51 SPACES

REQUIRED ACCESSIBLE PARKING: 8 SPACES

PARKING PROVIDED:

STANDARD SPACES (9'X18.5'): 74 SPACES
ACCESSIBLE SPACES (12'X18.5'): 8 SPACES
INVENTORY SPACES (8'X18.5'): 349 SPACES (156 ROOFTOP SPACES)
TOTAL PARKING SPACES PROVIDED: 431 SPACES

PROVIDED PARKING RATIO:

8.62 PARKING SPACES / 1,000 GFA

WETLANDS:

TOTAL AREA: ±0.55 AC
IMPACTS: ±0.00 AC

NET DEVELOPABLE LAND AREA: ±6.77 AC
(TOTAL SITE AREA - WETLANDS)

NOT FOR
CONSTRUCTION

Kimley»Horn

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

STATE OF FLORIDA
PROFESSIONAL ENGINEER
BENJAMIN A. LEITZEN
No. 78837

KHA PROJECT
049655003

DATE
06/19/2023

SCALE AS SHOWN

DESIGNED BY
CJW

DRAWN BY
CJW

CHECKED BY
BAL

DATE:

SPECIFIC PARCEL
MASTER PLAN

LEE VISTA
DEALERSHIP

FLORIDA

CITY OF ORLANDO

SHEET NUMBER
C1.0